

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 22, 1967

Appeal No. 9415 Ulysses Auger, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on November 30, 1967.

EFFECTIVE DATE OF ORDER - February 27, 1968.

ORDERED:

That the appeal for permission to continue auto parking on lots 818-820 and to establish additional parking in conjunction therewith, lots 814-16, 842, 843, 62, 63, 839, 821, 849, square 51 for a period of 5 years at 1125-1143 23rd St., N.W., be conditionally granted.

FINDINGS OF FACT:

1. Property is located in an R-5-B district.
2. The property consists of lots 818-820, square 51 and proposes to add lots 814-816, 842, 843, 62, 63, 839, 821, and 849 being premises 1125-1143 - 23rd St., N.W.
3. The Department of Highways and Traffic offers no objection to the granting of this appeal stating "the operation of this parking lot in the past has created no traffic problems on 23rd Street, N.W.; the continued operation of this parking lot with the proposed additional parking spaces should, therefore, have no adverse effect on the 23rd Street traffic.
4. The lots will be used by Blackie's House of Beef for customer parking.
5. There was no opposition to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the continuance and enlargement of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

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This Order shall be subject to the following conditions:

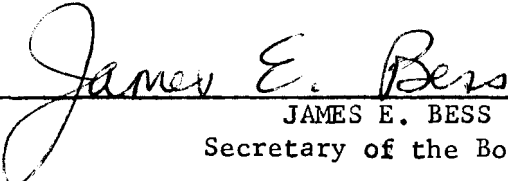
- (a) Permit shall issue for a period of 5 years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) A forty-two (42) inch brick wall shall be erected along all street frontages of the lot.
- (c) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (d) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (e) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (f) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (g) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (h) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (i) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


JAMES E. BESS
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.